

WEATHER FORECAST.  
Showers to-day or to-night; to-morrow  
cooler and probably fair.  
Highest temperature yesterday, 57; lowest, 45.  
Detailed weather reports on editorial page.

## WILSON SAYS ITALY SHALL NOT HAVE FIUME; ORLANDO, STARTLED, WILL QUIT PARIS TO-DAY; FEARS ANTI-AMERICAN OUTBREAKS IN ROME

### U. S. STEEL BUYS \$5,000,000 HOME AT 71 BROADWAY

Renting Conditions Force  
Purchase of Empire  
Building.

IS SOLD BY POTTER TRUST

Largest Realty Deal Since  
1912 Makes N. Y. Head of  
World's Steel Trade.

One of the largest real estate transactions ever made in New York city was consummated yesterday when the United States Steel Corporation purchased from the O. B. Potter Trust the Empire Building, a twenty-one story office structure at Broadway and Rector street, through to Church street. The property had been held for sale at \$5,000,000, and while the amount involved was not made public it was stated that the building brought close to that figure. The sale was made through Joseph P. Day, with Judge Elbert H. Gary, chairman of the board of directors of the Steel Corporation, acting for the corporation, and Clarence H. Kelsey, president of the Title Guarantee and Trust Company, and Frederick Potter, as trustee, acting for the Potter Trust.

The Steel Corporation will take title to the property in the name of a subsidiary corporation and will pay cash for its new permanent home in New York. From the point of view of actual cash transferred this is unquestionably the largest real estate deal in New York city since the purchase of the Empire Building, at Liberty and Nassau streets, for \$5,000,000, and of the Hudson Building, 32 Broadway, for \$1,000,000.

Circumstances Compel Purchase.  
In financial and real estate circles the purchase is viewed as the natural result of the present trend of circumstances, which have compelled many large corporations to purchase buildings in order to insure permanent quarters for the future. Under normal conditions the Steel Corporation could probably have leased sufficient space to accommodate all the offices it will maintain in New York, but at present it is questionable whether this could be done. Many other corporations have had to take similar action to guarantee themselves against possible eviction and loss of their quarters, and there have been instances also where firms of lawyers occupying considerable space have had to purchase the structures to obtain permanent quarters.

The Steel Corporation now occupies as a tenant a considerable portion of the building it has just purchased, and it is of interest to note that in 1892, when Judge Gary became associated with the Federal Steel Company, he occupied the same suite of offices as at present. In 1903, when the United States Steel Corporation was formed, its first office was in the Empire Building, which will now be the permanent headquarters of the corporation.

Statement by Judge Gary.  
In connection with the purchase of the building Judge Gary issued the following statement yesterday:

"Our purchase of the Empire Building, through Mr. Day, was influenced by the excellence of its location, by the character of the building, by the very great improvement in this hub of the financial district. We deemed it wise to procure permanent quarters in this city."

This statement was issued by Mr. Kelsey.  
"This purchase in addition to being of great personal interest and one of the largest with which I have had the honor to be connected is big with potentialities. It means that the City of New York is now to be the permanent steel center of the world, for the steel industry is the place from which it is financed. The city is to be concentrated."

Mr. Day in speaking of the sale said: "This transaction was a source of great satisfaction to me personally, but it was of far greater importance to the

### Bernstorff Has Plan for League of Nations

LONDON, April 23.—A despatch to the Exchange Telegraph from Amsterdam asserts that the German peace delegates have been instructed to propose at Versailles a plan for a League of Nations to replace the plan adopted by the peace conferees in Paris.

The despatch adds that the German plan was drafted mainly by Count Johann von Bernstorff, expelled Ambassador to the United States; Matthias Erzberger, president of the German armistice commission; Prof. Walther M. A. Schuecking, and Carl Kautsky, one of the Socialist leaders.

### GUARD TREATY FROM GARBLING

Text Will Be Given to Germany and Whole World at Same Time.

### OLD TRICK IS FEARED

Teuton Wireless Sent Out  
False Summaries of Other Documents.

By a Staff Correspondent of The Sun.

PARIS, April 23.—At a conference held to discuss the possibility of a German version of the Peace Treaty forstalling Allied publication the Council of Four is understood to have resolved yesterday to publish the whole text of the treaty and lay it before the respective parliaments simultaneously with its delivery to the enemy.

It has been universally admitted that it would never do for the German wireless to be allowed again to give the world a garbled summary of the contents of the peace terms handed their envoys at Versailles, as happened in the past with most of the Allied communications to the German Government.

A concise and accurate summary therefore is being made which will contain the principal terms of the treaty. This summary, about 7,000 words in length, will be issued to the press next Monday. Meanwhile the American delegation is making elaborate plans to wire the whole 120,000 words of the treaty to the United States and from there have it relayed to various parts of the world. Several cables will be devoted to this task. It is hoped to get the text over within three days.

By the Associated Press.

PARIS, April 23.—The German Government officials have advised the allied and associated Governments that the German plenipotentiaries will leave Berlin before April 28 and that they will reach Versailles May 1, at the earliest. Seven newspaper men will accompany the plenipotentiaries, the despatch added.

When Mr. Clemenceau recently telegraphed to Berlin demanding that Germany send plenipotentiaries to Versailles, instead of messengers, as Germany proposed, it was fully understood that the reason for asking for the presence of responsible personages was that they would be able to raise points for reasonable discussion and decide upon their acceptance or not.

It was pointed out to-day in competent allied quarters here that such raising of points did not anticipate long arguments and references to Versailles, but merely questions which the Allies consider might admit of slight modification.

In connection with the question of permitting the German delegates to the Peace Congress to discuss the treaty it has been figured out that if the treaty were read to the Germans, it would require at least one minute for each of the 1,000 articles the document contains, taking up two days of eight hours each. It was computed also that to each article the discussion would occupy four months of continued sessions of eight hours a day.

These calculations are advanced as a conclusive argument against permitting the German delegates to discuss the document.

The official communications from the German Government concerning the Peace Congress have not yet made known the date on which the German plenipotentiaries will arrive at Versailles. It is known that a small delegation and a suite of seventy-five persons with a staff of forty telegraph operators and electricians to prepare the telegraphic installations will arrive at Versailles from Spa immediately. This delegation will be composed of Herr von Bernstorff, a Councillor of Embassy; Herr Walter, an Inspector, and Herr L. Vunker, an officer of the food department.

The German plenipotentiaries to the Peace Congress probably will leave Berlin on April 28 and will arrive in Versailles on May 1, according to a message from Berlin transmitted by the Zurich correspondent of L'Information.

AMSTERDAM, April 23.—The German peace plenipotentiaries, the Frankfurt Zeitung says, have been instructed not to sign the treaty of peace unless it provides for the immediate and unconditional return of German prisoners of war.

### HARDEN THINKS GERMANY WILL NOT SIGN PEACE

Noted Editor Says People  
Will Not Work if All  
Earnings Are Taken.

ARE JEALOUS OF HONOR

Conviction Is Strong, He Asserts, That Allies Will Not  
Renew War on Rejection.

By KARL H. VON WIEGAND.

Staff Correspondent of The Sun.

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BERLIN, April 22 (delayed).—I have sent the following four questions to Maximilian Harden, editor of Die Zukunft:

1. Will such a peace as has been mirrored in the press, be signed by Germany?
2. Are the German people conscious of the possible consequences of not signing?
3. What conditions do you personally consider unacceptable?
4. Is there real danger in Germany of Communism or Bolshevism?

To-day I received the following letter from Herr Harden in reply:

"My Dear Wiegand: According to public speeches, private expressions and the alarm in the official favored press, I must assume that the peace treaty will not be signed. In the development of this war every political heat had to be accepted. We interpreted President Wilson's fourteen and other points as every unprejudiced person did from the beginning. The belief has been created and fostered here that our armies were not defeated and peace is only acceptable upon that basis—an agreement reached by an understanding between those having equal rights."

"The belief prevails here that the enemy will not march into Germany as a consequence of our rejecting peace, because the allied armies want to go home, and for the reason that both the allied Generals and statesmen fear Bolshevism. It is believed that the voice of humanity will compel a continuation of the delivery to us of food, and the absolutely vital necessities for industry are obtainable from Russia and neutral countries."

Says People Admit Guilt.

"This belief requires no criticism from those politically of age, but our business of state is being conducted in part by those politically not of age and in part by those who are endeavoring to conceal their own share of guilt in the war and to retain power and office, which is more important to them than all else. Only in case of a plebiscite would I have hope that reason would break through, for at heart the German people have sound understanding and are prepared, so far as that is possible, to atone for the proved guilt of the old regime. This readiness would be strengthened if the Allies associated in the war would direct themselves to the German people in an open, honorable and humane manner."

"It appears to me anything would be unacceptable that, when properly and rightly understood, would stain our national honor. Anything that would sow new seeds of hatred and cause new wars could not be carried out. It is a mistake to attempt to place the German people, whatever

Continued on Second Page.

### Soldier Visitors Call to Thank "Sun" Fund

PRIVATES of the Twenty-seventh can't rest until they bring in a footnote to the letters sent from abroad to thank the smoke fund. They were delighted to know that the fund is taking care of the smoke needs of the soldiers on the Rhine, because they said, "We know just how they feel."

See on page 11, the various activities of the smoke fund for this week.

WARNING! THE SUN TO-BACCO FUND has no connection with any other fund, organization or publication. It employs no agents or solicitors.

### REFUSAL COMES AS A SHOCK TO ITALIAN ENVOYS

Premier Orders U. S. Prop-  
erty in Italy Protected  
From Probable Mobs.

"MAY REPLY BY ACTION"

People Back Claim for Fiume  
and Rome Will Stand Firm,  
Is Assertion.

By a Staff Correspondent of The Sun.

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PARIS, April 23.—"I do not know how I shall reply—it may be by action."

This was Premier Orlando's answer to the remarkable statement issued to-day by President Wilson in regard to Italy's claims to Adriatic territory before the Peace Conference.

It implies that the Italians may leave the Peace Conference at any moment. It was learned later that Premier Orlando had ordered a special train to be ready to leave to-morrow for Rome and also had sent orders to Italy that American property there must be guarded against possibility of damage by mobs.

There are no American troops in Italy now, but there are many Red Cross workers. It is said that Premier Orlando intended to leave yesterday, but received a request from Premier Lloyd George to stay another day, and did so under the impression that this meant another offer to Italy. One of the Italian attaches, who represented the navy, has left, and another, who represents the army, goes to-night.

President Wilson's statement rejecting the claims of the Italians came like a bombshell in a secret session which was being held by the five Italian delegates in the Hotel Edward VII. This afternoon and provoked an outbreak of rage and resentment. The news was brought by American newspaper correspondents, who sent a copy of the President's statement to the Italian delegates. Both Premier Orlando and Baron Sonnino were present.

Orlando Seems Shocked.

How unexpected the news was is shown by the fact that the delegates at that moment were discussing a compromise proposal from Premier Lloyd George upon the Dalmatian question. No effort was made to conceal the indignation which the President's action provoked. "He thinks he is a god," was the muttered comment of one Italian officer, who added that the publication of the statement in Italy would mean that Italian troops would have to be called out to protect Americans against popular indignation.

Premier Orlando and Baron Sonnino were impressed by the extreme gravity of the situation. They seemed shocked by such methods and asked in a dazed way of the correspondent who brought them the news: "Is this American shirtless diplomacy?" adding, "We never have heard of such a thing." Later Premier Orlando sent word that he probably would have a statement to make later, but nothing could be done until President Wilson's statement had been translated into Italian.

Believe President Mistaken.

The opinion is expressed by Italians here that if President Wilson believes that by his unprecedented appeal to the Italian people over the heads of their Government he can force the Italian delegation to renounce its claims he is greatly mistaken.

If he has been misled by the cheering that greeted his progress through Italy in January he will be disillusioned, for the Italian people, they assert, will back up fully and enthusiastically the claims advanced for Italy.

Moreover, the Italians are not sure that President Wilson's statement reflects American opinion as fully as their demand for Fiume reflects Italian opinion. It is contended that denial of Fiume to the Italians conflicts with the fourteen points, on which supposedly the United States based its peace terms, since Fiume wants to be Italian.

The more the Italians discussed the situation the angrier they became, until finally one of the army officers said bluntly: "Whatever Wilson says, Italian troops are in Fiume and Dalmatia. We are there, and there we will stay."

### Wilson's Statement on Adriatic Issue

PARIS, April 23.—President Wilson to-day issued a statement explaining his position on the Adriatic question as follows:

"In view of the capital importance of the questions affected, and in order to throw all possible light upon what is involved in their settlement, I hope that the following statement will contribute to the final formation of opinion and to a satisfactory solution."

"When Italy entered the war she entered upon the basis of a definite, private understanding with Great Britain and France, now known as the Pact of London. Since that time the whole face of circumstances has been altered. Many other Powers, great and small, have entered the struggle with no knowledge of that private understanding."

"The Austro-Hungarian Empire, then the enemy of Europe, and at whose expense the Pact of London was to be kept in the event of victory, has gone to pieces and no longer exists. Not only that, but the several parts of that Empire, it is agreed now by Italy and all her associates, are to be erected into independent States and associated in a League of Nations, not with those who were recently our enemies, but with Italy herself and the Powers that stood with Italy in the great war for liberty."

"We are to establish their liberty as well as our own. They are to be among the smaller States whose interests are henceforth to be safeguarded as scrupulously as the interests of the most powerful States."

"The war was ended, moreover, by proposing to Germany an armistice and peace which should be founded on certain clearly defined principles which set up a new order of right and justice. Upon those principles the peace with Germany has been conceived, not only, but formulated. Upon those principles it will be executed. We cannot ask the great body of Powers to propose and effect peace with Austria and establish a new basis of independence and right in the States which originally constituted the Austro-Hungarian Empire and in the States of the Balkan group on principles of another kind. We must apply the same principles to the settlement of Europe in those quarters that we have applied in the peace with Germany. It was upon the explicit avowal of those principles that the initiative for peace was taken. It is upon them that the whole structure of peace must rest."

"If those principles are to be adhered to Fiume must serve as the outlet of the commerce not of Italy but of the land to the north and northeast of that port: Hungary, Bohemia, Rumania, and the States of the new Jug-Slav group. To assign Fiume to Italy would be to create the feeling that we have deliberately put the port upon which all those countries chiefly depend for their access to the Mediterranean in the hands of a Power of which it did not form an integral part and whose sovereignty, if set up there, must inevitably seem foreign, not domestic or identified with the commercial and industrial life of the region which the port must serve. It is for that reason, no doubt, that Fiume was not included in the Pact of London, but there definitely assigned to the Croatsians."

"And the reason why the line of the Pact of London swept about many of the islands of the eastern coast of the Adriatic and around the portion of the Dalmatian coast which lies most open to that sea was not only that here and there on those islands, and here and there on that coast, there are bodies of people of Italian blood and connection, but also, and no doubt chiefly, because it was felt that it was necessary for Italy to have a foothold amidst the channels of the eastern Adriatic in order that she might make her own coast safe against the naval aggression of Austria-Hungary."

### LENINE URGED SWISS REVOLT

Plot for Bolshevism Uprising  
Foiled by Mobilization  
of Army.

By the Associated Press.

GENEVA, April 23.—The Lausanne Gazette to-day publishes documents from Nikolai Lenin, Bolshevist Premier of Russia, marked "very confidential," and entitled "General instructions for a revolution in Switzerland."

The instructions, which consist of fifteen articles, were communicated to the Swiss extreme Socialist and Bolshevist leaders by Adolf Joffe, Russian Soviet Ambassador to Germany, and Karl Radek, prominent as a Bolshevist agitator in Germany, from Berlin fifteen days before the general strike was declared in Switzerland in September last, the Gazette says.

"Lenine succeeded in introducing Bolshevism into Hungary, but failed in Switzerland, owing to the prompt and energetic measures of the Federal authorities, who immediately mobilized the army and expelled foreign Bolshevist agitators, including two Germans, Rosenberg and Sarovitch, who had been sent specially from Berlin with false passports," the newspaper declares.

"But Austria-Hungary no longer exists. It is proposed that the fortifications which the Austrian Government constructed there shall be razed and permanently destroyed."

"It is part also of the new plan of European order which centres in the League of Nations that the new States erected there shall accept a limitation of armaments, which puts aggression out of the question. There can be no fear of the unfair treatment of groups of Italian people there, because adequate guarantees will be given, under international sanction, of the equal and equitable treatment of all racial or national minorities."

"In brief, every question associated with this settlement wears a new aspect—a new aspect given it by the very victory for right for which Italy has made the supreme sacrifice of blood and treasure. Italy, along with the four other great Powers, has become one of the chief trustees of the new order which she has played so honorably a part in establishing."

"And on the north and northeast her natural frontiers are completely restored, along the whole sweep of the Alps from northwest to southeast, to the very end of the Istrian Peninsula, including all the great watershed within which Trieste and Pola lie, and all the fair regions whose face nature has turned toward the great peninsula upon which the historic life of the Latin people has been worked out through centuries of famous story ever since Rome was first set upon her seven hills."

"Her ancient unity is restored. Her lines are extended to the great walls which are her natural defence. It is within her choice to be surrounded by friends; to exhibit to the newly liberated peoples across the Adriatic that noblest quality of greatness, magnanimity, friendly generosity, the preference of justice over interest."

"The nations associated with her, the nations that knew nothing of the Pact of London or of any other special understanding that lies at the beginning of this great struggle, and who have made their supreme sacrifice also in the interest, not of national advantage or defence, but of the settled peace of the world, are now united with her older associates in urging her to assume a leadership which cannot be mistaken in the new order of Europe."

"America is Italy's friend. Her people are drawn, millions strong, from Italy's own fair countryside. She is linked in blood, as well as in affection, with the Italian people. Such ties can never be broken, and America was privileged, by the generous commission of her associates in the war, to initiate the peace we are about to consummate—to initiate it upon terms which she had herself formulated and in which I was her spokesman."

"The compulsion is upon her to square every decision she takes a part in with those principles. She can do nothing else. She trusts Italy, and in her trust believes that Italy will ask nothing of her that cannot be made unmistakably consistent with those sacred obligations."

"The interests are not now in question, but the rights of peoples, of states new and old, of liberated peoples and peoples whose rulers have never accounted them worthy of a right; above all the right of the world to peace and to such settlements of interest as shall make peace secure."

"These, and these only, are the principles for which America has fought. These, and these only, are the principles upon which she can consent to make peace. Only upon these principles, she hopes and believes, will the people of Italy ask her to make peace."

### PARADE BOMBED IN PLOT TO ROB STATUE

Religious Procession Guards  
Gems in Seville.

By the Associated Press.

SEVILLE, Spain, April 23.—As a procession in honor of the Virgin was passing through the streets of the city to-day a bomb was thrown. It is believed that an attempt was made to secure the jewels on the statue of the Virgin, which are valued at \$100,000. The people grouped about the statue after the explosion and prevented the carrying out of such a plan.

A missionary was injured so badly in the explosion of the missile that it was necessary to amputate one leg.

MASSACRE LAID TO JAPANESE.

Troops Accused of Murdering  
Christians in Korean Church.

By the Associated Press.

SEOUL, April 23.—The Governor-General of Korea is investigating charges that Japanese troops in a hamlet forty-five miles southeast of Seoul summoned the male Christians of the village to the church and shot and bayoneted them.

It is reported that the troops afterward burned the church and other houses in the village.

NEW LOANS MADE TO ALLIES.

Additional Credits of \$55,000,000 to France and Rumania.

WASHINGTON, April 23.—Credits to the Allies were announced to-day by the Treasury as follows: France, \$50,000,000; and Rumania, \$5,000,000, making a total for France to date of \$2,732,477,000 and for Rumania, \$25,000,000.

### ITALY ADVISED TO CUT CLAIMS

Treaty of London, If Enforced,  
Will Give Fiume  
to Croatia.

By the Associated Press.

LONDON, April 23.—With reference to the Italian claims the Associated Press learns that under the Treaty of London, Italy was entitled to Trieste, Pola and part of Dalmatia, but Fiume was to go to Croatia.

Great Britain has advised Italy in her own interests to forego some of her claims, but if the Italians insist on their rights under the treaty Great Britain and France are prepared to honor their signature, in which case, as pointed out to Italy, Fiume must go to Croatia.

It is understood that President Wilson issued his statement on his sole responsibility and that Premier Lloyd George and Premier Clemenceau are still actively seeking to bring about an arrangement.

HOOVER NOW IN BERLIN.

Chairman of Allied Food Commission Has Large Staff.

By the Associated Press.

BERLIN, April 22 (delayed).—Herbert Hoover, chairman of the Inter-Allied Food Commission, arrived here to-day with a large staff.

President Invokes Moral  
Pressure of World in  
Adriatic Dispute.

PUTS POWER TO TEST

Virtually Appeals to Ital-  
ians Over the Heads of  
Their Ministry.

REJECTS SECRET TREATY

Clemenceau and Lloyd George  
Fail in Last Endeavor to  
Effect Compromise.

By the Associated Press.

PARIS, April 23.—Premier Orlando of Italy this evening addressed an official communication to Premier Clemenceau, president of the Peace Conference, saying that as a result of the declaration by President Wilson the Italian delegation had decided to leave Paris at 2 o'clock to-morrow afternoon.

In a statement to the newspaper correspondents, Premier Orlando said:

"The delegation declined in the course of a meeting to acknowledge the declaration of Mr. Wilson which was published this evening and decided to address to France and Great Britain, signatory nations to the treaty of London, a letter setting forth the impossibility of continuing participation in the labors of the Peace Conference and expressing regret that the declaration of Mr. Wilson had rendered impossible the last supreme effort toward conciliation on the part of Italy. The message paid homage to the loyalty and fidelity of France and England."

By LAURENCE HILLS.

Staff Correspondent of The Sun.

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PARIS, April 23.—In a public statement to-day President Wilson invoked the moral pressure of the world to induce the Italians to give up their claims in the Adriatic—including Fiume—and remain at the peace table. The statement started all Paris; it was the President's first use of the long threatened weapon of public appeal against recalcitrants in the Peace Conference, and the effect will be watched with intense interest by the politicians of the Old World.

President Wilson in this instance has appealed over the heads of Premier Orlando and Baron Sonnino, the Italian Foreign Minister, to the people they represent, virtually asking the latter to repudiate the action of their representatives here. This is entirely new in the annals of European diplomacy. It means that the President has decided at last to put his power to the test.

"The people of Italy must show either that they have turned against the man they saluted so rapturously a short time ago, merely because of his denial of their territorial aspirations, or they must dismiss their present Government."

Is a Direct Challenge.

In other words, the President has challenged the right of the present Government to speak for the Italian people, appealing at the same time to the world to uphold his verdict on the demands of Italy.

Italy has been hovering on the verge of revolution and few diplomats here can see how the President's conclusion can fail to precipitate a convulsion of some kind. The President resolved upon this drastic and unprecedented step when the Italians again refused to-day to attend the conference. Premier Orlando insisting that the Italian people were behind him, as is evidenced by the attitude of the Italian newspapers, and that a compromise would mean the overthrow of the Government.

President Wilson says virtually that he cannot consent to a peace treaty which would grant the Italian claims and that he must stick to his principles. He brushes aside the London pact as incompatible with the present situation and in the name of America appeals to the Italian people to see the situation as he sees it.

Diplomats Are Aghast.

Nothing like this ever has emanated from a Peace Conference. The Old World diplomats are asking one an-